

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF PENNSYLVANIA**

<b>In Re:</b>	)	<b>Bankruptcy No. 18-21179-CMB</b>
<b>Emanuel R. Mori</b>	)	<b>Chapter 13</b>
<b>Debtor</b>	)	
<b>Emanuel R. Mori</b>	)	Related to: Document No. 81
<b>Movant</b>	)	
<b>vs</b>	)	<b>ENTERED BY DEFAULT</b>
<b>No Respondent</b>	)	

**ORDER APPROVING RETENTION OF REALTOR/BROKER**

*AND NOW*, this 17th day of March, 2020, upon consideration of the *Motion to Employ Realtor*, it is **ORDERED, ADJUDGED and DECREED** as follows:

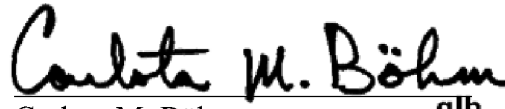
(1) Berkshire Hathaway and Donald N. Kolessar, Jr, is hereby appointed, as of the date of filing the *Motion*, as *Realtor* for the Debtor, **Emanuel R. Mori** in this bankruptcy proceeding pursuant to the terms described in the Listing Agreement attached to the *Motion* for the purpose of acting as the Movants agent in connection with the sale of real estate located 4621 Carroll street. Pittsburgh, PA 15224, block and lot: 050-J-151at Berkshire Hathaway and Donald N. Kolessar, Jr. A realtor commission in the amount of \$295.00 plus 6% of the gross sale price or a minimum of \$295.00 plus \$4,000.00 on the sale price is tentatively approved subject to final Court order. *Movant shall serve the within Order on all interested parties and file a certificate of service.*

(2) Professional persons or entities performing services in the above case are advised that approval of fees for professional services will be based on other factors as well, including results accomplished, the time and labor reasonably required by the professional to perform the task(s) involved, the customary fee for similar services, the time limitations imposed by the retention or the circumstances encountered while performing the services, the relationship of the services, if any, to the ultimate bid amount for the subject property, and the extent and nature of awards in similar cases. Tentative approval of the commission set forth above is premised on the understanding that the property will be sold at or near the list price as set forth in the *Motion*. Any deviation from the list price will be considered as a factor by the Court in setting final compensation in this matter.

(3) Approval of any motion for appointment of a professional in which certain fees are requested for various identified professionals is not an agreement by the Court to allow such fees at the requested hourly rates, and is not a preapproval of compensation pursuant to *11 U.S.C.* '328(a). Final compensation, awarded only after notice and hearing, may be more or less than the requested amount based on application of the above criteria.

(4) Notwithstanding anything to the contrary in the letter of engagement or agreement between Movant and the Realtor, this *Order* does not authorize the Realtor to retain or pay any outside counsel or other professional to assist the Realtor in this matter unless such is done at no expense to Movant, directly or indirectly. Any other retention of, and payment to, an outside counsel or other professional is subject to prior approval of the Court.

By the Court

A handwritten signature in black ink that reads "Carlota M. Böhm". The signature is written in a cursive style with a horizontal line underneath the name.

Carlota M. Böhm <sup>glb</sup>  
Chief United States Bankruptcy Judge

FILED  
3/17/20 9:42 am  
CLERK  
U.S. BANKRUPTCY  
COURT - WDPA

**Certificate of Notice Page 3 of 3**  
 United States Bankruptcy Court  
 Western District of Pennsylvania

In re:  
 Emanuel R. Mori  
 Debtor

Case No. 18-21179-CMB  
 Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0315-2

User: mgut  
 Form ID: pdf900

Page 1 of 1  
 Total Noticed: 2

Date Rcvd: Mar 17, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 19, 2020.

db +Emanuel R. Mori, 801 Limestone Drive, Allison Park, PA 15101-4225  
 r +Donald N. Kolessar, Jr., Berkshire Hathaway, 9401 McKnight Road,  
 Pittsburgh, PA 15237-6000

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
 NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Mar 19, 2020

Signature: /s/Joseph Speetjens

**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 17, 2020 at the address(es) listed below:

Bryan P. Keenan on behalf of Debtor Emanuel R. Mori keenan662@gmail.com, melindap662@gmail.com  
 Harry B. Reese on behalf of Creditor Bayview Loan Servicing LLC bankruptcy@powerskirn.com  
 James Warmbrodt on behalf of Creditor The Bank Of New York Mellon, As Trustee Et Al  
 bkgroup@kmlawgroup.com  
 James Warmbrodt on behalf of Creditor The Bank of New York Mellon, successor to The Bank of  
 New York, not in its individual capacity but solely as Trustee on behalf of the holders of the  
 CIT Mortgage Loan Trust, 2007-1 Asset-Backed Certif bkgroup@kmlawgroup.com  
 James A. Prostko on behalf of Creditor HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE ET. AL.  
 pawb@fedphe.com  
 Jeffrey R. Hunt on behalf of Creditor Pittsburgh Water & Sewer Authority jhunt@grblaw.com,  
 cnoroski@grblaw.com  
 Jeffrey R. Hunt on behalf of Creditor County of Allegheny jhunt@grblaw.com,  
 cnoroski@grblaw.com  
 Jeffrey R. Hunt on behalf of Creditor City & School District of Pittsburgh jhunt@grblaw.com,  
 cnoroski@grblaw.com  
 Jerome B. Blank on behalf of Creditor The Bank Of New York Mellon, As Trustee Et Al  
 pawb@fedphe.com  
 Jill Manuel-Coughlin on behalf of Creditor Bayview Loan Servicing LLC  
 bankruptcy@powerskirn.com  
 Keri P. Ebeck on behalf of Creditor Duquesne Light Company kebeck@bernsteinlaw.com,  
 jbluemle@bernsteinlaw.com  
 Kevin M Buttery on behalf of Creditor THE BANK OF NEW YORK MELLON, AS TRUSTEE FOR CIT  
 MORTGAGE LOAN TRUST 2007-1 kbuttery@rascrane.com  
 Lauren Berschler Karl on behalf of Creditor THE BANK OF NEW YORK MELLON, AS TRUSTEE FOR CIT  
 MORTGAGE LOAN TRUST 2007-1 lkarl@rascrane.com, lbkarl03@yahoo.com  
 Office of the United States Trustee ustpreregion03.pi.ecf@usdoj.gov  
 Robert Davidow on behalf of Creditor HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE ET. AL.  
 robert.davidow@phelanhallinan.com  
 Ronda J. Winnecour cmecf@chapter13trusteewdpa.com  
 S. James Wallace on behalf of Creditor Peoples Natural Gas Company LLC sjw@sjwpgh.com,  
 Equitablebankruptcy@peoples-gas.com;srk@sjwpgh.com  
 Thomas Song on behalf of Creditor HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE ET. AL.  
 pawb@fedphe.com

TOTAL: 18